

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 1880 - SB 2058

February 13, 2020

SUMMARY OF BILL: Changes the definition of blighted area as it relates to certain areas which may be acquired by housing authorities through the use of eminent domain.

ESTIMATED FISCAL IMPACT:

Other Fiscal Impact – The extent and timing of any permissive decrease in local government revenue and expenditures cannot reasonably be determined due to multiple unknown factors.

Assumptions:

- Pursuant to Tenn. Code Ann. § 13-20-104(a)(17), § 13-20-201, and § 13-20-202 housing authorities are authorized to acquire, through the use of eminent domain, areas of blight, if such areas are determined to be detrimental to the safety and welfare of the community for purposes of redevelopment.
- The proposed language establishes that each parcel of property within blighted areas must be determined to be a detriment to the safety and welfare to the community in order to be acquired through eminent domain.
- Passage of the proposed language may result in fewer acquisitions of blighted area by housing authorities, and further result in a permissive decrease in local government revenue and expenditures.
- A precise permissive decrease in local government revenue and expenditures is dependent upon multiple unknown factors, including but not limited to, the extent of properties which housing authorities will be unable to acquire due to individual parcel determinations, the extent of any compensation which would have been supplied to the property owner prior to acquisition of such property in the absence of this legislation, and the extent of any revenue increase that would have been realized through various sources, such as increased property values of surrounding properties, as a result of such property redevelopment.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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